167.0	0004	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,700 / 679,700
					USE VALUE:	679,700 / 679,700
					ASSESSED:	679,700 / 679,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEINBERG ROY B/ETAL
Owner 2:	COIL NINA L
Owner 3:	
Street 1:	162 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .086 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1697 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3741.000	307,100		372,600	679,700
Total Card	0.086	307,100		372,600	679,700
Total Parcel	0.086	307,100		372,600	679,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.65 | /Parcel: 400.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 110873
GIS Ref:
GIS Ref:
Insp Date: 08/08/18

!12955!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0004-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	307,100	0	3,741.	372,600	679,700		Year end	12/23/2021
2021	101	FV	297,600	0	3,741.	372,600	670,200		Year End Roll	12/10/2020
2020	101	FV	297,600	0	3,741.	372,600	670,200	670,200	Year End Roll	12/18/2019
2019	101	FV	239,700	0	3,741.	372,600	612,300	612,300	Year End Roll	1/3/2019
2018	101	FV	241,800	0	3,741.	330,000	571,800	571,800	Year End Roll	12/20/2017
2017	101	FV	241,800	0	3,741.	276,800	518,600	518,600	Year End Roll	1/3/2017
2016	101	FV	241,800	0	3,741.	276,800	518,600	518,600	Year End	1/4/2016
2015	101	FV	235,800	0	3,741.	239,500	475,300	475,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:52:25

LAST REV

Date	Time
08/29/18	10:08:46
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12955

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSKALUK THOMAS	24742-247		7/29/1994		218,000	No	No	Y	

USER DEFINED

Prior Id # 1:	110873
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2015	1250	Manual	2,501		9/2/2015			Air sealing and in
8/25/1994	440		15,000					ADD SHOWER-CEILING

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	Inspected	BS	Barbara S
6/25/2018	MEAS&NOTICE	CC	Chris C
11/26/2008	Meas/Inspect	355	PATRIOT
1/15/2000	Inspected	197	PATRIOT
12/14/1999	Mailer Sent		
12/13/1999	Measured	163	PATRIOT
7/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3741		Sq. Ft.	Site		0	70.	1.42	8									372,560						372,600	

Total AC/HA:	0.08588	Total SF/SM:	3741	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	372,560	Spl Credit		Total:	372,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	177.202
Other Features:	70000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417226
Depreciation:	110148
Depreciated Total:	307078

COMMENTS

BMT WET. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

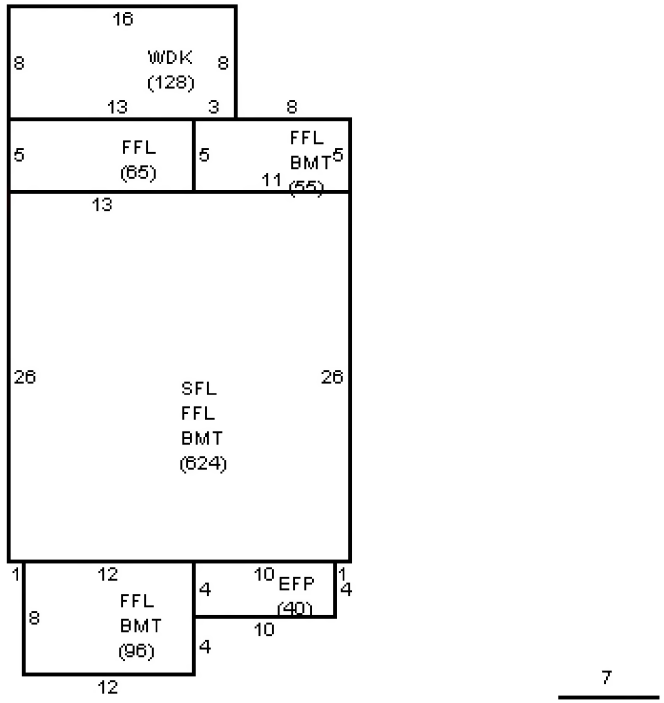
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	194.92
Special Features:	0	Val/Su Net:	127.59
Final Total:	307100	Val/Su SzAd	209.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	840	177.200	148,850
BMT	Basement	775	58.260	45,155
SFL	Second Floor	624	177.200	110,574
WDK	Deck	128	13.950	1,785
EFP	Enclos Porch	40	73.300	2,932

Net Sketched Area:	2,407	Total:	309,296
Size Ad	1464	Gross Area	2407	FinArea	1697
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

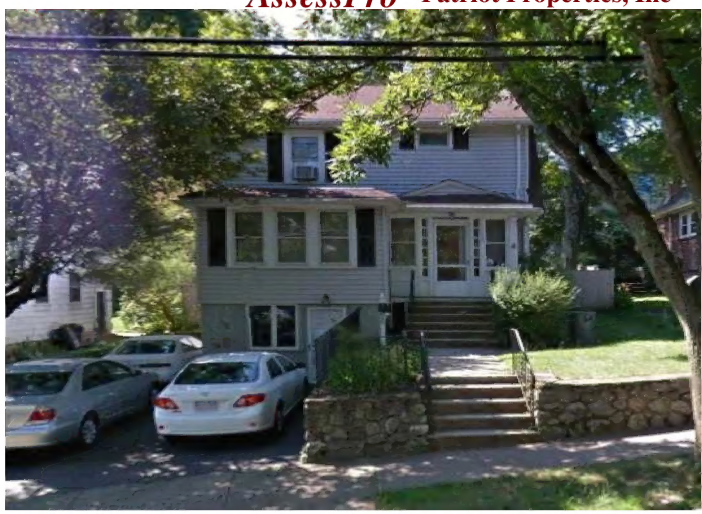
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

167.0-0004-0023.0

IMAGE

AssessPro Patriot Properties, Inc